

ASF Virginia

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Fri, Mar 1 at 8:49 AM

March 1, 2024

Dear Chair Garvey:

On February 20, ASF sent the County Board its [February 16 analysis](#) and requests for strategic changes to the Special GLUP and other rezoning processes. ASF asserts that our analysis – based on our own research -- also reflects broad community consensus for more thoughtful planning for growth and development. It also comports well with your new Vision 2050 process, which should detect trends and develop strategic approaches, much as we did in the late 1970's with Metro-centric infill.

We hope that the Board reviews and engages us on all eight recommendations outlined in that document. In this email, we also offer more details on those February 16 recommendations and highlight a few areas that may require additional resources that may need to be included in the Board's current budget reviews for FY 2025. We also provide a new [Draft ASF Spreadsheet](#) that could be the springboard for a county-funded tool; it can certainly improve analysis of these rezonings and land use changes that we are concerned about or which can benefit from a more strategic overview.

As we noted on February 16, recent proposals to re-GLUP the [American Legion](#), [Melwood Horticultural](#), and [Clarendon Presbyterian Church](#) properties, and to rezone 716 S. Glebe Rd. and the Goodwill at S. Glebe and Rt. 50, point to a redevelopment trend spurred as memberships/finances of many nonprofits are waning (reflecting national trends). ASF also believes new stormwater fees may add to financial pressures, as non-profits had previously been exempted from utility taxes. Illustrative examples of these fees for some Arlington churches:

- St. Thomas More Cathedral on Rt. 50: [More than \\$20,000](#)
- Our Lady Queen of Peace in S. Arlington: [\\$7,000](#)
- Trinity Episcopal Church on Columbia Pike: [\\$1,800](#)

Request for County Board Action

ASF repeats (and supplements) its requests from its February 16 document for the Board to:

1. direct staff to publish an inventory of all churches/non-profit (using [our draft tracker](#) as a model), designating their current land use, zoning, lot size, current development status, including historic designations if any, age of current structure, and new stormwater fees. Staff should also describe all County communications with nonprofits about the future use/zoning/ redevelopment of their sites, outlining the number of such entities with whom you have communicated over the last five years (recommendation #4);
2. direct staff to forge a comprehensive approach on non-profits, based on the principle that amended land use or rezoning requests for these organizations – or redevelopment that is now allowed by sector plans (such as St. Charles Borromeo) or Form Based code (such as Gilliam Place) – be done as part of an overall agreed strategy;
3. agree that upzonings or changes in land use not be justified simply to address financial concerns of the current property owner (for non-profits and other applicants), and that for the non-profit properties the county will explore new public uses as the primary land use on site;
4. move the current review of Special GLUP's from the [Commercial Market Resiliency Initiative](#) and place it under the purview of the Long-Range Planning Committee with inputs from public spaces, housing, commercial/office property, and historic preservation planners as well as civic associations (request #7);
5. review – in order to assess both process and promised benefits -- at least three cases where these rezoned/reGLUPped sites have now been redeveloped (we suggest Gilliam Place/Alcova Heights, 2201 N.

Pershing/Lyon Park, 11th and Vermont St. North (Ballston-Virginia Square) (as per request #8.)

6. ASF recognizes that the Board may need to direct budget resources to these items and therefore we ask that you include adequate new resources specifically for CPHD to do this (on the Board's agenda to discuss March 14.)

Thank you,

Peter Rousselot on behalf of ASF